

MEETING MINUTES

April 7, 2009

June Lake Community Center

Members Present: Rob Morgan, Ron Black, Jerry Allendorf, Rob Morgan, Chris Elam, Dale Bromberger, Carl Williams, Jil Stark, Dan Roberts.

Mono County Planning Staff: Larry Johnston.

1. The Meeting was called to order at 7:03pm by chair Jerry Allendorf
2. Public Comment:
 - No public comments were offered, new local resident Ann Tozier announced that she brought cake & ice cream in celebration of finishing her home and moving to June Lake. Jil Stark brought lemons from her tree for distribution to attendees.
3. Moved by Ron Black, seconded by Rob Morgan to approve the minutes of March 3 meeting, passed unanimously.
4. Trails Plan Update:
 - Jil: Meetings will start in April on implementation. There may be a chance for stimulus funding consideration
 - Jerry: Supervisor Vikki Bauer will support county assistance for some projects. Public Works may also have assistance available, and work projects.
 - Jil: believes there will not be a shortage.
5. Mindy Pohlman gave powerpoint presentation on Inyo Mono Water Resource "IRWMP" project. Mono County has not fully supported at this time: MOU and document of support should be forthcoming. Refer to website at inyomonowater.org. This assessment of water resources is in the planning stage, there could be a 2-year delay if we don't meet the current time frame.
 - Ann Tozier: What about LADWP? Mindy: They are participating in the workgroups. The group is consensus based, so all groups can provide input on an equal footing.
 - Rob Morgan: What has JLPUD asked or planned for? Mindy: It is pretty general, water rights, sources etc.
 - Jerry Allendorf: Could funds be used for infrastructure, replacing old systems (e.g. waste treatment) ? Mindy: yes.
 - Jil Stark: The Silver Lake association raised money to dredge Silver Lake, would this be a part of the study, to see if more work is needed? Mindy: Yes, it could. Input would be welcomed once the process is beyond pre-planning. There are no specifics yet. Specific projects will probably not be introduced until 2010-11 or so.
 - Al Heinrich: The June Lake Advocates have been participating in a focus on hydrological studies for planning: we really don't know and would like to see this studied by a professional agency. Mindy: Current studies were performed in the 1980's, an update could be valuable. However there is no regulatory jurisdiction to curtail development. The concentration of this effort is on positive aspects and their results may provide needed funding for environmental, water quality, etc.
 - Rob Morgan: This may be a little off subject, has the JLPUD put in for any stimulus money? Mindy: yes, we have projects ready, including the completion of water meter installations, replacing old lines, a new sewer interceptor from Rush Creek to Grant Lake, and some other projects. We are not too optimistic that our projects will receive priority

consideration, however. Would appreciate a letter of support from CAC to the Board of Supervisors.

6. Larry Johnston made a slide presentation regarding the housing statistics update, and an overview/outline of affordable housing ordinance requirements for developers.
 - Rob Morgan: Feels the county is being really deceptive in this presentation. There are land requirements not listed. Larry explained that a subdivider creates “un-affordability” when he creates lots that will cost upwards of \$200K. Buyers will then build \$500K homes. The requirement to build and sell affordable lots does not directly benefit the County, and the fees are not that high (with the possible exception of commercial). The study of housing trends and prices reflects the current economic conditions.
7. Pam Hennety, Mammoth Lakes Housing, presented regarding the Housing Element update to the General Plan. This is required by the State every two years. Mammoth Lakes Housing is assisting with this. She requested public input and ideas – what kind of housing? Rentals, ownership, --both?
 - Ron Black; Second homeowners, when vacant, could be required to pay into a fund for affordable housing? Could Transient Occupancy Tax be collected from those who may be now renting their houses out illegally? Pam: yes, please contact me with any other ideas.
8. Develop Impact Fees Discussion:
 - Rob Morgan: still thinks requirements to developers should be suspended. Larry and the County are really being deceptive about the actual costs. No one will develop, the County should get behind purchasing some land in a cheaper area. Larry: suggested perhaps incentivizing by time, e.g.: build within a year, no fees for permit.
 - Jerry Allendorf: Are there others within the County with these concerns? Larry: perhaps, but they are not organized.
 - Ron Black: The taxes in the long term will mean more to the County than the Developer fees. Larry: agrees.
 - Ron Black moved that the CAC recommend that building/impact fees be suspended until some level (to be determined by further study) is reached, when the economy is better. Seconded by Rob Morgan, passed with none opposed.
9. Deferred/Included with Item 8
10. Updates: Larry Johnston
 - More “rumblings” from Intrawest that their re-application may be almost ready (they have asked “how many copies” they will need to submit).
 - No word on the Wind Test Site.
11. Chairman noted that the fire chief needs to be put on the next meeting agenda to discuss defensible space inspections.
12. Next meeting set for May 5 at 7:00pm
13. Meeting adjourned at 9:33pm.